



## Corporation/LLC Search/Certificate of Good Standing

### LLC File Detail Report

File Number	09459146
Entity Name	RED PINE PROPERTIES, LLC
Status	ACTIVE

### Entity Information

Principal Office 55 W. MONROE ST. STE 910 CHICAGO, IL 606010000	
Entity Type LLC	
Type of LLC Foreign	
Organization/Admission Date Friday, 5 February 2021	
Jurisdiction DE	
Duration PERPETUAL	

### Agent Information

Name TAFT SERVICES SOLUTIONS CORP.	
Address	Exhibit A

Change Date  
Friday, 5 February 2021

### Annual Report

For Year

Filing Date  
00/00/0000

### Managers

Name  
Address  
NEWLINE FINANCIAL LLC (\*)  
55 W. MONROE ST. STE 910  
CHICAGO, IL 606030000

### Series Name

AUTHORIZED TO ESTABLISH SERIES--NO SERIES CREATED

[Return to Search](#)

[File Annual Report](#)

[Adopting Assumed Name](#)

[Articles of Amendment Effecting A Name Change](#)

[Change of Registered Agent and/or Registered Office](#)

(One Certificate per Transaction)



## Corporation/LLC Search/Certificate of Good Standing

### LLC File Detail Report

File Number	05024641
Entity Name	SWEET HOME CHICAGO MANAGEMENT LLC
Status	ACTIVE

### Entity Information

Principal Office 10805 S HALSTED ST CHICAGO, IL 606280000
Entity Type LLC
Type of LLC Domestic
Organization/Admission Date Wednesday, 5 November 2014
Jurisdiction IL
Duration PERPETUAL

### Agent Information

Name ARI COHEN
Address

Exhibit B

Change Date  
Wednesday, 4 May 2016

### Annual Report

For Year  
2020

Filing Date  
Monday, 12 October 2020

### Managers

Name  
Address  
COHEN, ARI  
10805 S HALSTED ST  
CHICAGO, IL 606280000

Name  
Address  
COUNNE, JACOB D.  
10805 S HALSTED ST  
CHICAGO, IL 606280000

### Series Name

NOT AUTHORIZED TO ESTABLISH SERIES

[Return to Search](#)

[File Annual Report](#)

[Adopting Assumed Name](#)

[Articles of Amendment Effecting A Name Change](#)

[Change of Registered Agent and/or Registered Office](#)



Doc#: 1316446107 Fee: \$64.00  
RHSF Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2013 03:27 PM Pg: 1 of 3

STATE OF ILLINOIS

§

COUNTY OF COOK

§

**WARRANTY DEED**

(To Child reserving life estate to Parent)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good  
and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby  
acknowledged, MATTIE MAE RANDOLPH DILLARD, an Individual, hereinafter Grantor, do  
hereby CONVEY AND WARRANT unto Grantor unto SAMELLA DILLARD, biological child  
of Grantor, an Individual, hereinafter Grantee, the following lands and property, together with all  
improvements located thereon, situated in the County of Cook, City of Chicago, State of Illinois,  
to-wit:

3P

Section-Township: 34-38-14

SubDiv-Condo: CHATHAMFR/L/14-25B/2

Lot #: 34

Block #: 17 Part of lots:

Permanent Index Number(s): 20-34-223-008-0000

Property Address: 8129 S Evans Ave, Chicago IL 60619-3903

SUBJECT to Life Estate retained by MATTIE MAE RANDOLPH DILLARD, Grantor.

It is the express intention of the Grantor that the ending of one Life Estate shall in no way  
affect the remaining Life Estate.

SUBJECT to restrictions, reservations, rights of way, easements and covenants of record,  
reference hereto will not serve to impose same.

The property herein conveyed is part of the homestead of Grantor.

WITNESS Grantor hand this the 23 day of May, 2013.

Mattie Mae Randolph Dillard  
Grantor Signature

Mattie Mae Randolph Dillard  
Print Name

Warranty Deed

Page 1 of 2

Exhibit C

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 23 day of May, 2013 by  
Mattie Mae Randolph Dillard.

[SEAL]



Melda Barker  
Notary Public

My Commission Expires: 08-07-2013

MELDA BARKER  
Print Name

**GRANTOR NAME AND ADDRESS:**

Mattie Mae Randolph Dillard  
8129 S Evans Ave  
Chicago IL 60619-3903

**GRANTEE NAME AND ADDRESS:**

Samella Dillard  
8129 S Evans Ave  
Chicago IL 60619-3903

**AFTER RECORDING RETURN TO:**

Mattie Mae Randolph Dillard  
8129 S Evans Ave  
Chicago IL 60619-3903

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

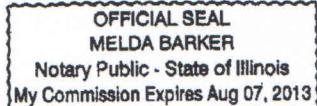
Dated May 23, 2013

Signature: Mattie Mae Randolph Dillard  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 23, day of May, 2013  
Notary Public Melda Barker



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date May 23, 2013

Signature: Mattie Mae Randolph Dillard  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 23, day of May, 2013  
Notary Public Melda Barker



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**TAX DEED - ANNUAL TAX SALE**  
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )  
No.: 023 13 Y



Doc# 2007117038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2020 11:12 AM PG: 1 OF 4

Case Number: 2018COTD007856

Preparer's Information (Name & Address):

Law Offices of Heather Ottenfeld, PC

19 S. LaSalle Street, Ste. 602

Chicago, Illinois 60603

## **TAX DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures**

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: June 6, 2016, the County Collector sold the real property identified by the Property Identification Number of: 20-34-223-008-0000, and the ATTACHED legal Description, and Commonly Referred to Address of: 8129 South Evans Avenue, Chicago, IL 60619. And the real property not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real property has complied with the laws of the State of Illinois, necessary to entitle her, him or it, to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in Case Number: 2018COTD007856:

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, in Chicago, Illinois 60602, in consideration of the premises and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): Red Pine Properties, LLC which has/have a residence of: 55 West Monroe Street, Suite 910, Chicago, Illinois 60603, and to his, hers, its or their heirs, successors and assigns FOREVER, the above-referenced real estate, as described.

Finally, the following provision of the Compiled Statutes of the State of Illinois, §35 ILCS 200/22-85, is recited, as required by law:

"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration of the one year period, be absolutely void with no right to reimbursement. If the holder of the certificate is prevented from obtaining a deed by injunction or order of any court or the refusal or inability of any court to act upon the application for a tax deed, or by the refusal of the clerk to execute the same deed, the time her or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this 24TH day of February, in the year 2020  
OFFICIAL SEAL OF COOK COUNTY:

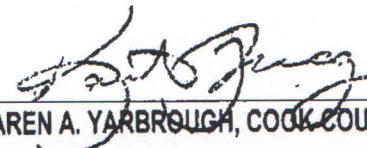
  
KAREN A. YARBROUGH, COOK COUNTY CLERK  
Clerk of Cook County

Exhibit D

S  
P  
S  
M  
SC  
E  
INT

# ANNUAL TAX SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS  
LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

SEE ATTACHED LEGAL DESCRIPTION

**TAX DEED NUMBER:**

No. 02313 Y

**MAIL FUTURE TAX BILLS TO:**

Red Pine Properties, LLC

55 West Monroe Street, Suite 910

Chicago, Illinois 60603

**EXEMPTION LANGUAGE:**

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Annual Tax Sale is EXEMPT from all Real Estate Transfer Taxes pursuant to the Illinois Real Estate Transfer Tax Law §35 ILCS 200/31-45, subparagraph F, and Cook County Ordinance §93-0-27, paragraph F. Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance instrument.

Andrew Weuc

Printed Name (Above)

2 2

Signature (Above)

3/6/2020

Date Signed (Above)

**PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACH AS A SEPARATE PAGE)**

**REAL ESTATE TRANSFER TAX**

11-Mar-2020



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00 \*

20-34-223-008-0000 | 20200301636756 | 0-921-960-288

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX**

11-Mar-2020



COUNTY:

0.00



ILLINOIS:

0.00

TOTAL:

0.00

20-34-223-008-0000

| 20200301636756 | 0-718-045-024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 20-34-223-008-0000**

LOT 34 IN BLOCK 17 IN CHATHAM FIELDS A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

**COOK COUNTY  
RECORDER OF DEEDS**

This is not a title insurance policy, guarantee or opinion of title and should not be relied upon as such. This search is subject to the Conditions and Stipulations which are hereby incorporated by reference and made a part hereof.

**GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE**  
AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

**GRANTOR SECTION**

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 03 | 05 | 2020

SIGNATURE: 

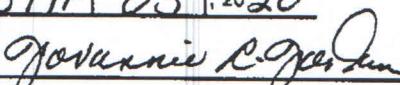
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

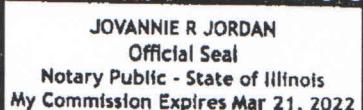
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Karen A. Yarbrough

On this date of: 5TH | 03 | 2020

NOTARY SIGNATURE: 

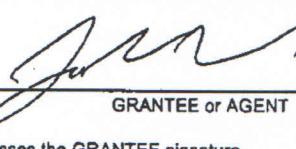
**AFFIX NOTARY STAMP BELOW**



**GRANTEE SECTION**

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 03 | 05 | 2020

SIGNATURE: 

GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

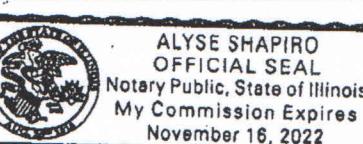
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jordan Gross

On this date of: 03 | 05 | 2020

NOTARY SIGNATURE: 

**AFFIX NOTARY STAMP BELOW**



**CRIMINAL LIABILITY NOTICE**

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act**: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

**SPECIAL WARRANTY DEED**

Doc#. 2012003012 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/29/2020 08:46 AM Pg: 1 of 2

Dec ID 20200401663997  
ST/CO Stamp 1-206-499-552 ST Tax \$70.00 CO Tax \$35.00  
City Stamp 0-837-777-632 City Tax: \$735.00

**THIS INDENTURE**, made this 19<sup>th</sup> day of March, between **RED PINE PROPERTIES, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **SWEET HOME CHICAGO MANAGEMENT LLC**, party of the second part;

(GRANTEE'S ADDRESS) 10805 SOUTH HALSTED STREET, CHICAGO, ILLINOIS 60628

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 34 IN BLOCK 17 IN CHATHAM FIELDS A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; parties in possession; party wall rights and agreements, if any; any building code violations, if any; general taxes for the 2019 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 20-34-223-008-0000

Property Address: 8129 SOUTH EVANS AVENUE, CHICAGO, ILLINOIS 60619

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

Exhibit E

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

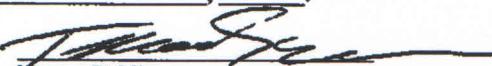
Red Pine Properties, LLC

By   
Jordan Gross  
Authorized Signatory

STATE OF ILLINOIS, COUNTY OF Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jordan Gross personally known to me to be an Authorized Signatory of Red Pine Properties, LLC, appeared before me this day in person, and acknowledged that as such Authorized Signatory, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_.

  
Notary Public

My commission expires on 10/4/20.



This instrument was prepared by Red Pine Properties, LLC, 55 W. Monroe St #910, Chicago, IL 60602

Mail to:

SWEET HOME CHICAGO MANAGEMENT LLC  
10805 SOUTH HALSTED STREET  
CHICAGO, ILLINOIS 60628

Name and Address of Taxpayer:

SWEET HOME CHICAGO MANAGEMENT LLC  
10805 SOUTH HALSTED STREET  
CHICAGO, ILLINOIS 60628